WARRANTY DEED

P-06-7441

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,500.00

Affiant

Subscribed and sworn to before me, this 2nd DAY OF March, 2006.

Charlotte A. Bethel
Notary Public

MY COMMISSION EXPIRES: 4-16-08
(AFFIX SEAL)

CHARLOTTE A. BETHEL NOTARY PUBLIC AT LARGE CHEATHAM CO. TENN.

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffery Neil Thompson	same	
7441 Maggie Drive	(NAME)	19-182.06-OA-139.00 CO
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we LAVERN K. FROSS AND WIFE, IVA L. FROSS, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JEFFERY NEIL THOMPSON, UNMARRIED, AND ANDREA KATHERINE CAGE, UNMARRIED, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 135 on the plan of Old Hickory Hills, Phase 2, Section 1, of record in Instrument No. 20030623-0086188, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to LaVern Fross and Iva Fross, by Substitute Trustee's Deed from Denise Griffin, Trustee, dated September 6, 2005, of record in Instrument No. 20050919-0112249, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Taxes for 2006, and subsequent years; The Plan, with Owner's Certificate, of record in Doc. No. 20030623-0086188. said Register's Office, which Plan shows a minimum building setback line to be determined by Metropolitan Zoning and a 20 Foot Easement for public utility and drainage purposes along the easterly front line(s). Stormwater Detention Agreement to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Doc. No. 20030226-0025749, said Register's Office. The Declaration of Covenants, Conditions and Restrictions of record in Doc. No. 20020116-0006750, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

Davidson County DEEDWARR
Recvd: 03/24/06 12:50 2 pgs
Fees:13.00 Taxes:545.75

20060324-0033936

unimproved ( )
This is improved (X) property, known as 7441 Maggie Drive, Antioch, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 2nd day of March, 2006.

LaVern K. Fross By Kelly Fross Atty in Fact

Iva L. Fross By Kelly Fross Atty in Fact

STATE OF Tennessee

COUNTY OF Davidson

On this the 2 day of March, 2006, before me personally appeared Kelly Fross to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of LaVern Fross and Iva Fross, and acknowledged that he executed the same as their free act and deed by virtue of that Power of Attorney recorded simultaneously herewith in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 2nd day of March, 2006.

Notary Public

My Commission Expires: 2/15/09

CAROL T. BAKER
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

RETURN TO:

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800